

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
DECEMBER 6, 2006 AT 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Steve Ruble, John Hatter, Dave Bonnell, Tom King, Jack Heaton, Bryan Haza, Brian Russell and Pat Zeigler.

Members Absent: Joan Tupin-Crites, Jesse Brand and Tom Finke (County Liaison).

Staff Present: Jeff Bergman, Sondra Bohn, Laura Thayer, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the November 1, 2006.

Motion: Mr. Heaton made a motion to approve the minutes. Mr. Hatter seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

PUD-06-08: BARTHOLOMEW COUNTY SOLID WASTE MANAGEMENT DISTRICT RECYCLING AT WAL-MART WEST – a request by the Bartholomew County Solid Waste Management District for approval of a recycling container in the Wal-Mart parking lot at 2025 West Merchants Mile in the City of Columbus.

Ms.Thayer presented the staff information on this request.

Mr. Jim Murray, Director of Solid Waste Management and Linda Nay with Westside Community Church represented the petitioners.

Mr. Murray stated that Abitibi Paper Recycling Company is located throughout the United States and has several locations in Columbus. He stated they are community containers and are designed for people who live in the area to use for paper recycling. He stated if they are screened no one would know that they are there. Mr. Murray stated they are maintained in a professional manner and the drivers in the truck carries decals and spray paint to touch up the containers if they are damaged in any way. Mr. Murray stated they would like to place two containers at this site. He stated that the proceeds of the containers would go the Westside Community Church.

Ms. Zeigler asked if there was any consideration locating the bin in the northwest corner of the lot next to Carr Hill Road. Mr. Haza stated he was looking at the traffic circulation and it was his

opinion that no one would follow the traffic pattern presented on the site plan. He stated that the northwest corner would be more accessible and the traffic circulation would be better. Mr. Murray stated that Wal-Mart was very flexible in the placement of the containers on their site and he was positive they would agree to the change.

Mr. Fisher stated that much discussion had been held in a previous meeting with the group from Abitibi. He stated that the conclusion was the program was a good one and if they were screened it would inhibit the use of the containers. He stated that one of the things that draws people to them is they are very easy to see and they are designed so that you do not have to leave the vehicle to put paper in the containers.

Mr. Heaton stated they have the same program at Parkside and it has been very successful. He stated the proceeds from the recycling program go to the school.

Mr. Fisher opened the meeting to the public.

Mr. Dennis Ott, Pastor of the Westside Community Church spoke in favor of the program.

Ms. Melinda Antell, Area Manager for Abitibi stated she was available to answer any questions from the public.

Mr. Fisher closed the meeting to the public.

Mr. Bergman asked how many containers were proposed for this site. Mr. Murray stated two for a site this large.

Mr. Bergman stated that there is evidence by the provisions that have been worked out with Mr. Murray and Abitibi staff would recommend approval with relocation to the northwest corner of the property.

Motion: Ms. Zeigler made a motion to approve this request with the following conditions: (1) The recycling container shall be located in the northwest corner of the Wal-Mart parking lot. (2) No more than two recycling containers shall be placed at this location. Mr. Bonnell seconded the motion and if carried with a vote of 9-0.

GENERAL RESOLUTION 02-2006 – Regarding a request by Tim Medaris, Bryan & Carol Milburn, and Ronald & Linda Rapp to transfer planning and zoning jurisdiction over their properties (located generally north of Lowell Road and west of County Road 330 West in Columbus Township) from the City of Columbus to Bartholomew County.

Mr. Bergman presented the staff information on this request.

Mr. Heaton asked how they knew where to draw the jurisdictional line.

Mr. Bergman stated that in the 1999 & 2000 process the City took all the jurisdiction area that the Indiana Code would allow. He stated they then came back and adjusted it for efficiency's sake and there were two criteria to follow. One was to create an area that bears a reasonable relation to the development of the City of Columbus, and they wanted to establish boundaries that followed section, half section or quarter section lines and or roads and avoid splitting properties. Mr. Bergman stated this property is split now, but at the time the jurisdiction line was drawn, it did

not split this property.

Mr. Bergman stated that this property has been replatted since the jurisdiction line was drawn that combined and rearranged some pieces of property. He stated the results were the jurisdiction line split the property. Mr. Heaton asked if Bartholomew County would automatically assumed jurisdiction. Mr. Bergman stated there was a strong possibility they would support the change.

Mr. Ted Darnell with Crowder & Darnell and Tim Medaris represented the petitioners.

Mr. Darnell stated that they were requesting that the property be transferred from the City's two-mile jurisdiction to the County's jurisdiction. He stated this process was started over a year ago. Mr. Darnell stated there were two key issues with this request. He stated that the Indiana Code states that the City can exercise its two-mile jurisdiction if they find the area bears a reasonable relation to the development of the Municipality. He stated this property is remotely located from the City and does not hinder the development of Columbus. Mr. Darnell stated that the property is a unique petition. He stated the legal access was attached at the end of the property by an easement document. Mr. Medaris has purchased the easement and it is legally part of the property. He stated the two-mile jurisdiction line splits the property. Mr. Darnell stated that all of the other properties take their access to a county road and their access points are located within county jurisdiction.

Mr. Ruble asked how the jurisdiction line divided the lot and was it currently divided before the platting. Mr. Darnell stated no. Mr. Ruble stated that the petitioner created the situation.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Ms. Zeigler stated that she would like the Commission to look at the development history of this property. She stated that there was a BZA meeting November 2, 2005. Ms. Zeigler stated they approved a developmental standards request to allow the lot to be considered buildable with less parent tract remainder than what was required and denied the request for four lots.

Mr. Ruble expressed concern about establishing a precedent and the ability to establish that this area is unique from all of the other areas that are on the fringe of the two-mile jurisdiction. He stated that if we as a Commission decide to relinquish our jurisdiction in this area, we should be prepared to do so in all areas that have unique access.

Mr. Heaton stated that it was his opinion that each situation was unique and has to be evaluated on its own merits.

Mr. Bergman stated that giving up City's jurisdiction over this property would be marginal. He stated that the Commission needs to have an overall awareness of the possibilities of eroding the City's jurisdiction.

Mr. Medaris stated that he would like to divide this property into four lots for his daughters to construct a home for each of them. He stated if this property goes back to the County, it would

simplify things for him.

Mr. Bergman stated that septic system permits would need to be obtained for the building sites from the County Health Department. Mr. Medaris stated they had received permits, two septic sites for each lot, before they met with the Board of Zoning Appeals.

Mr. Fisher asked Mr. Whitted if there was any discussion at the meeting that would prevent the Commission from making a decision. Mr. Whitted stated the discussion was in order and would be helpful in making the correct decision.

Mr. Ruble asked that if this was approved to accommodate the subdivision that Mr. Medaris is requesting, is it necessary to relinquish the complete area that is being requested or just Tract Two. Mr. Darnell stated it would just be necessary for Tract 2, but in consideration of the jurisdictional line as a whole, it would be better from a planning standpoint to include the other areas.

Mr. Bergman stated that there could be more development in this area if returned to the County jurisdiction. He stated that would vary under different circumstances.

Motion: Mr. Heaton made a motion to approve General Resolution: 02-2006I. Mr. Russell seconded the motion and it carried with a vote of 8-1 with Mr. Ruble being the nay vote.

Mr. Jack Heaton, Brian Russell and Dave Fisher left the meeting at this time.

Ms. Zeigler replaced Mr. Fisher as Chairperson at this time.

SU-06-18: COLUMBUS FIRE DEPARTMENT (STATION 2) – a request by the Columbus Fire Department for special use site plan approval for a new fire station at the Columbus Municipal Airport. The property is zoned SU-12 (Airports, Heliports, and Landing Fields) and is located on the northwest corner of Arnold Street and Ray Boll Boulevard in the City of Columbus.

Ms. Laura Thayer presented the staff information on this request.

Mr. Gary Henderson, Columbus Fire Chief, and William Burd, Architect, represented the petitioners.

Mr. Henderson stated that they needed to relocate Columbus Fire Station 2 which is now located at 2702 Central Avenue. He stated there are sidewalks around the property from the parking lot and to the east of the property. Mr. Henderson stated that around the building are drainage swells that would limit the use of sidewalks. Mr. Burd stated that access is shown on the site plan because the Fire Department would like to have drive-thru type bays to pull into. He stated there was a two-way road to the east, which is Ray Boll Boulevard. He stated the exit back out is split between two streets. Mr. Burd stated the distance is greater than what is allowed by the City Engineer's Office to have access out on Arnold Street.

Mr. Burd stated they have met with the Airport Board and they have approved the site plan.

Mr. Burd stated that there is drainage problem throughout the Airport. He stated the drainage ditches take the water from the various sites and take them to different dry wells located at the Airport. Mr. Burd stated there is no place to install a sidewalk because of this drainage system.

He stated there is no pedestrian traffic located in this area.

Mr. Burd stated that the landscaping plan was given to Weischmier Nursery and it was his opinion that the ordinance has been met with the number of points required.

Ms. Zeigler asked about a lighting plan. Mr. Burd stated at this time this was submitted the engineers had not proposed one. He stated there was some light showing on the plan, but more lighting will be added. Mr. Burd stated that there were sixteen parking spaces proposed in the back and added eight new public places in front.

Ms. Zeigler opened the meeting to the public.

There was no one to speak for or against this request.

Ms. Zeigler closed the meeting to the public.

Mr. Burd stated that the dumpster would be enclosed with a masonry material with two double doors, which have wooden slats.

Mr. Bergman stated that there was no actual lot that this fire station would be located on, as it is part of the Airport property. He stated that Mr. Burd has defined an area that is the site and some adjustments of the area of the site would address the landscaping requirements. Mr. Bergman stated that a commercial site would require a statement about not having any light that spills onto adjoining properties. He stated that normally a photometric plan for lighting is required that shows 0.1 foot candles at the property line and 90 degree shut out fixtures. Mr. Burd stated they would be willing to work with staff on the lighting plan.

Mr. Ruble stated that they have recommended that sidewalks are difficult to implement in this area. He stated unless they were required to upgrade the street to an urban cross section he would recommend no sidewalks in this area.

Motion: Mr. Bonnell made a motion to approve this request subject to the following condition, that the Director of Planning must approve a lighting plan. Mr. Ruble seconded the motion and it carried with a vote of 6-0.

SU-06-19: OAK KNOLL GOLF COURSE – a request by Otto Wickstrom, Jr. to rezone 290 acres from AG (Agriculture) to SU-3 (Public Parks and Recreational Facilities) and for approval of a special use site plan. The property is located at 1705 West County Road 550 South (south side of County Road 550 South between County Road 200 West and County Road 100 West) in Wayne Township.

Ms. Thayer presented the staff information on this request.

Mr. Orwic Johnson with Columbus Surveying & Engineering and Otto Wickstrom represented the petitioner.

Mr. Johnson stated they had submitted revised site plans but Plan Commission packets had already gone out. He stated that a number of the items have been addressed. Mr. Johnson stated that the State has issued a permit for a septic system on this site. Mr. Johnson stated that the Learning Center would be a place where students can be taught to play golf. He stated they

would present plans that are more detailed when construction begins. Mr. Johnson said the two existing barns would be incorporated into the current plans. Mr. Johnson stated the course was developed over a number of years as a hobby for Mr. Wickstrom.

Mr. Johnson stated that there was adequate natural landscaping provided. He stated the only potential problem is along the edge of a north driving range, and we are indicating on the revised plans there will be a screen of proposed evergreens placed there.

Mr. Johnson stated this golf course is a great benefit to the County. He stated the impact on development is minimal. Mr. Johnson stated that the drainage is going to be less just by the nature of the development. He stated there was an insignificant impervious area and if flooding should occur, it would only delay the golf games. Mr. Johnson stated that using a golf course, as a green area is a good use of the land.

Mr. Johnson stated a corner has been removed from the rezoning request and that would eliminate the houses and a couple of trailers that are located there. He stated the trailers were in the process of being removed.

Mr. Johnson stated the entry detail shows the acceleration lanes coming into the parking lot. The maintenance drive is gated and intended for maintenance vehicles and emergency access should there be a need in the south end of the park that would require emergency services. The maintenance and storage barn as shown on the site plan is an existing barn that has been rehabbed and is over one hundred years old. He stated his opinion was the vehicle approach to the site was appropriate for the number of vehicles.

Dr. Wickstrom stated the Learning Center would be for young people to learn to play golf at their own pace with professional teachers.

Ms. Zeigler opened the meeting to the public.

Mr. Jesse Bassett expressed concern regarding the golf balls that would be hit outside the area of the golf course on the northeast side of the property. He also asked if other businesses would be allowed to locate in this area.

Mr. Bergman stated that a Special Use Rezoning, site plan and uses are approved at the same time. He stated that this Special Use Rezoning is for this property only. Mr. Bergman stated that all property owners in the area would be notified of the public hearing if new rezoning were requested in this area.

Mr. Doug Johnson expressed concern about the Learning Center location. He stated that he had planned to build a new home nearby and was concerned about the lighting spilling over onto his property. Mr. Johnson also expressed concern about the increased traffic and the speed limit in this area.

Mr. Bob Nagel spoke in favor of the golf course.

Ms. Zeigler closed the meeting to the public.

Ms. Zeigler stated she thought the additional landscaping in the parking lot would add a better feeling when entering the course.

Mr. Johnson stated that a landscape plan would be presented to staff at the appropriate time.

Mr. Bergman stated that as part of this process the Plan Commission and City Council are required to adopt a specific site plan, the time to submit this would be now.

Mr. Bergman stated that entire parking lot would not be curbed, just the landscape islands and some of the entrances.

Mr. Bergman stated there are some details that need to be worked out such as the landscaping, the parking lot and to review the newly submitted site plan. He stated there are some outstanding issues that need to be addressed. Mr. Bergman stated he would recommend a continuance to the January 2007 meeting.

Mr. Ruble stated he would like some additional information on the drainage and would like to review what is being proposed for the excel and decel lanes against what the Thoroughfare Plan recommends. Mr. Ruble stated there needs to be discussion regarding the driveway location. He stated the amount of traffic this will generate would not put this local street into a level of service that is unacceptable. He stated they would need to discuss if a commercial entrance is necessary off a collector street or a local street.

Mr. Bergman stated that if they are proposing a rest room near the Learning Center it could be added to the site plan now and they would not have to come back to the Plan Commission for approval.

Mr. Bergman stated that an Administrative Subdivision should divide the part of the property that contains the houses or something should occur to cut those out as a separate piece of property. He stated this should be done before the rezoning is complete.

Motion: Mr. Ruble made a motion to continue this request to the January 2007 meeting. Mr. King seconded the motion and it carried with a vote of 6-0.

DISCUSSION ITEMS

Mr. Ruble was nominated Chairman of the 2007 Officers Nominating Committee along with John Hatter and Joan Tupin-Crites.

DIRECTOR'S REPORT

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 6:30P.M.

David L. Fisher, President

Steven T. Ruble, Secretary